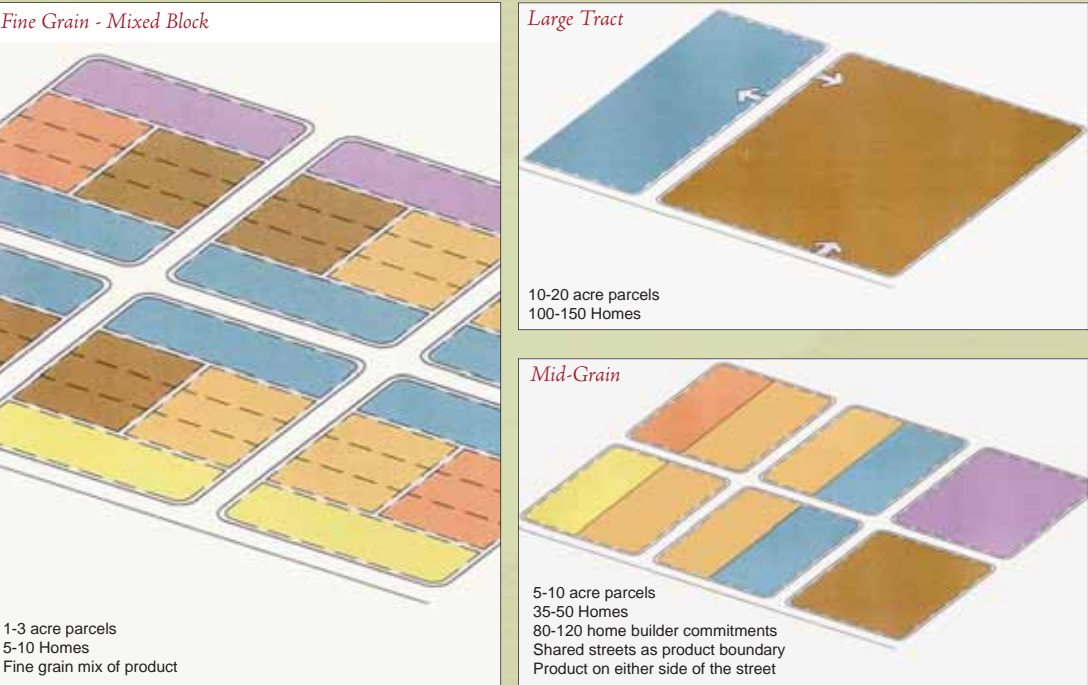


Neighborhood Crafting Key Elements

HOME BUILDER PARCELS

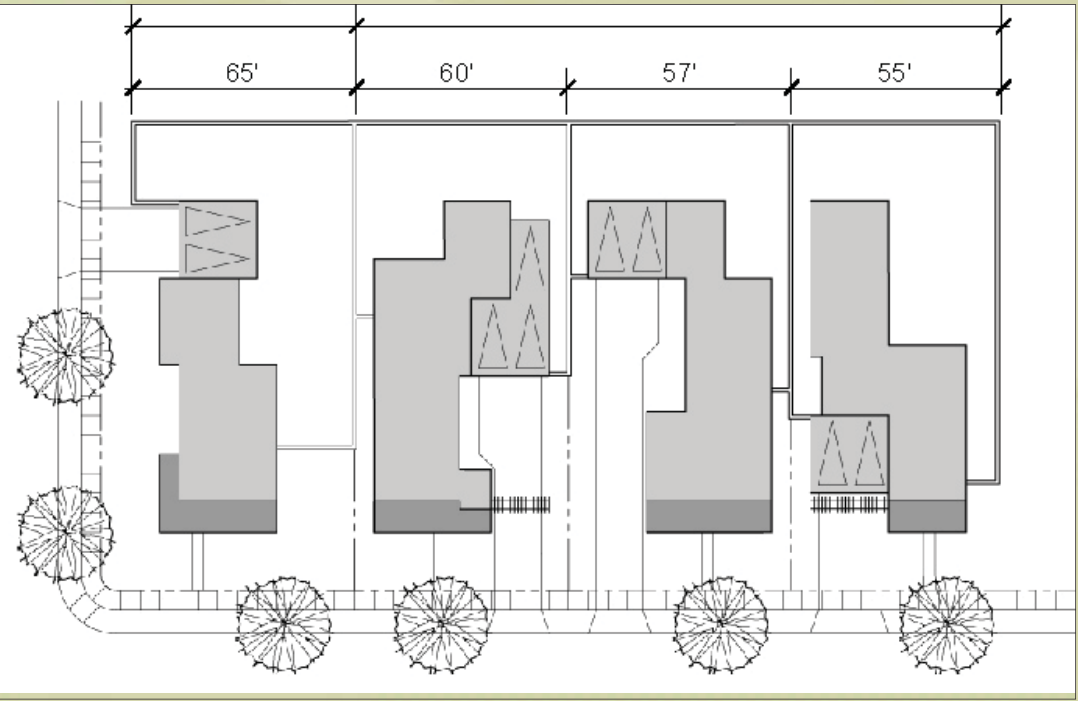


Integration of a variety of home builder parcel sizes:

- Large grain
- Medium grain
- Fine grain

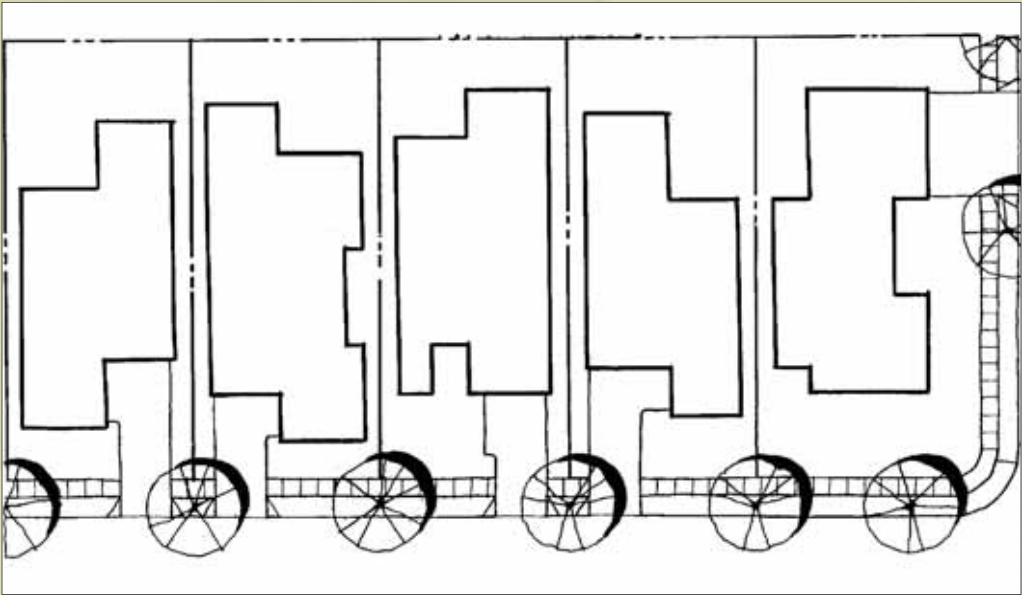
- Parcel A
- Parcel B
- Parcel C
- Parcel D
- Parcel E
- Parcel F

VARIABLE LOT WIDTHS



Variable lot widths provide a more interesting street scene and efficient use of the land.

VARIABLE FRONT YARD SETBACKS



Building setbacks should vary depending on product type and location. A variable front yard setback is encouraged within a block.

Exceptions include:

Home that front on a square, a neighborhood park or an icon street where uniformity in building setbacks is preferred.

DE-EMPHASIS OF GARAGES



Variation of garage placement and entry location helps to create a dynamic street-scene experience.

Neighborhood Crafting Key Elements

ROOF MASSING



Composition and balance of roof forms is as important to the streetscape as the street trees, active architecture or architectural character.

- » Direction of ridgelines and ridge heights should vary between plans
- » Roof form and pitch should match the architectural style of the elevation
- » Roof forms should allow for the potential placement of photo-voltaic equipment when possible.

SENSITIVE EDGES



- Vary massing, roof forms and architectural elements
- Limited single side-to-side gable ends
- Enhancement may include:
 - » A balance of hip and gable roof forms
 - » Offset massing
 - » Roof plane breaks
 - » Special window treatment or fully trimmed windows
 - » Single-story elements
 - » Detail elements similar to the front elevation

CORNER LOTS



Houses on corner lots should be designed for a two-sided corner exposure.

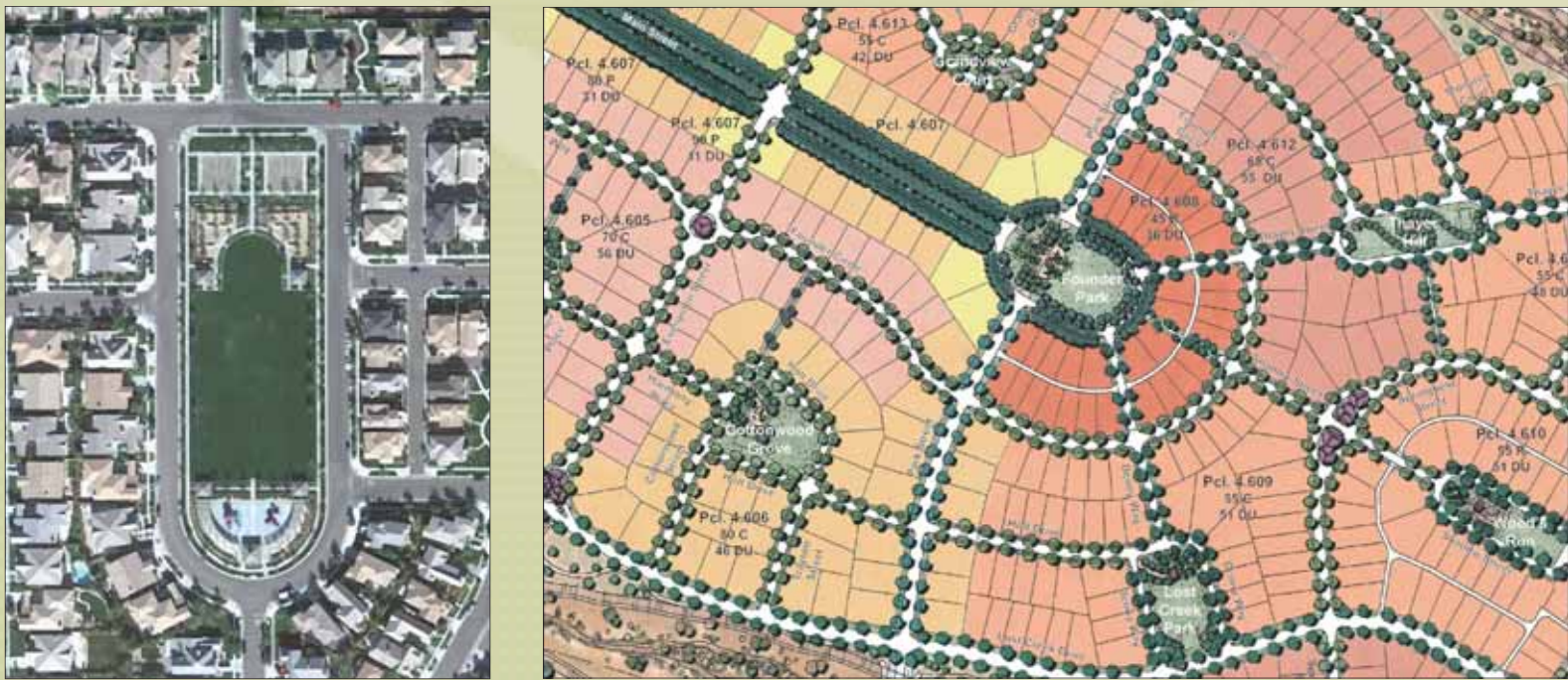


Organizational Elements

DISTRICT CORE AS CENTER



PARKS AS NEIGHBORHOOD FOCUS



Northeast Fairfield: Train Station Specific Plan Area

Neighborhood Types

INTOWN NEIGHBORHOODS



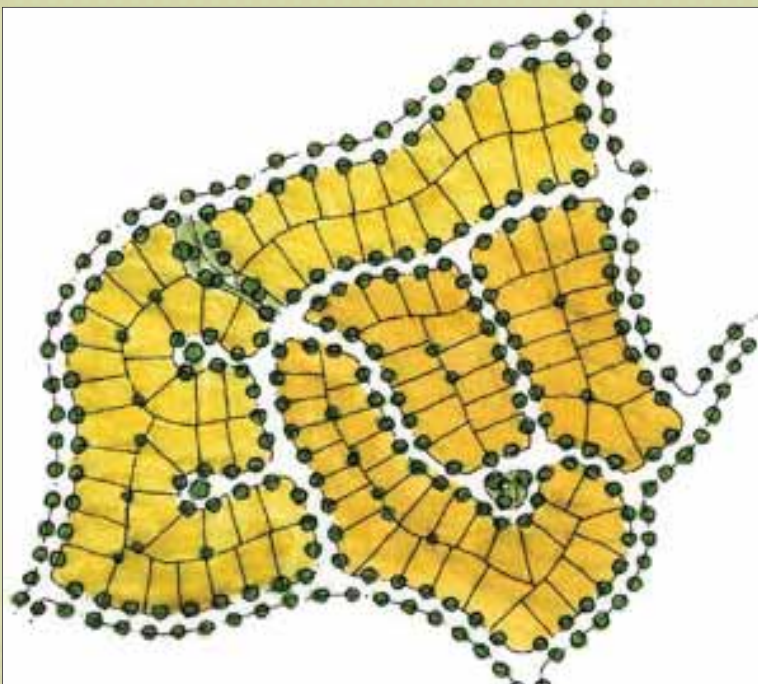
PARK NEIGHBORHOODS



LAKE NEIGHBORHOODS



CLASSIC ROMANTIC NEIGH.



MEETING
SEPTEMBER 9, 2010